

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

REVISED

THURSDAY, JANUARY 15, 2009

6:00 P.M. BRIEFING/WORKSESSION

LOCATION: PURCELLVILLE ROOM

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Sandra Chaloux, Dulles District; Gigi Robinson, Leesburg District; Helena Syska, Sterling District; Christeen Tolle, At Large.

Commissioners Absent: Chris Brodrick, Potomac District; Michael Keeney, Sugarland Run District.

Staff Present: John Merrithew, Assistant Director of Planning; Ron Brown, Assistant County Attorney; Mark Stultz, Assistant Zoning Administrator; Scott Berger, Building and Development; Planners: Stephen Gardner, Ginny Rowen; Nancy Bryan, Recording Secretary.

1. REVIEW AND APPROVAL OF MODIFICATIONS TO THE TOWN OF PURCELLVILLE LAND DEVELOPMENT AND SUBDIVISION CONTROL ORDINANCE

- Martha Semmes, Planning Director, Town of Purcellville commented on the application, stating that the Town will work closely with County staff.

The Planning Commission forwarded the Review and Approval of Modifications to the Town of Purcellville Land Development and Subdivision Control Ordinance (LDSCO) to the Board of Supervisors with a recommendation of approval based on the findings included in the staff report. (7-0-2, Brodrick, Keeney absent). *Staff Contact: Scott Berger*

2. SPEX 2006-0028, CMPT 2006-0008, HERNDON RECYCLING

- Richard Kaufman, Attorney for the Town of Herndon, commented on the application, stating that the Town is trying to be a good neighbor and would like this to work on a legislative nature.

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2006-0028, CMPT 2006-0008, Herndon Recycling Center, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated December 31, 2008 and based on the attached Findings for Approval, with the following additional conditions: adding to the hours of operation that the recycling pick up hours will be 10 a.m. to 4 p.m.; additional Type 4 landscape buffering, and that the County Arborist work with staff to ensure that the existing landscaping is not disturbed; proper maintenance of the fence; and that lighting is maintained to be fully operational. (7-0-2, Brodrick, Keeney absent).

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission approve CMPT 2006-0008, Herndon Recycling Center, subject to the plat dated July 2006, revised to July 2008, prepared by Burgess & Niple, and with the Findings contained in the January 15, 2009 Staff Report, and forward the application to the Board of Supervisors for ratification. (7-0-2, Brodrick, Keeney absent). *Staff Contact: Stephen Gardner*

3. ZMAP 2008-0008, STEEPLECHASE – LOT 30

Mr. Klancher moved, seconded by Ms. Maio, that the Planning Commission forward ZMAP 2008-0008, Steeplechase – Lot 30, to the Board of Supervisors with a recommendation of approval, subject to the Draft Proffer Statement dated November 13, 2008, and with the Findings contained in the December 18, 2008 Staff Report. (7-0-2, Brodrick, Keeney absent).

Staff Contact: Ginny Rowen

4. ZOAM 2008-0002, PROPOSED ZONING ORDINANCE AMENDMENT TO PERMIT CHILD CARE HOME AND CHILD CARE CENTER AS RURAL HAMLET PERMITTED AND SPECIAL EXCEPTION USES

- Andrew Painter, EcoVillage HOA representative, spoke in favor of the application.
- Milton Herd, Leesburg resident, two-time member of the EcoVillage HOA Board stated that he fully supports the language as written.
- Grady O'Rear, Developer and resident of EcoVillage spoke in support of the application.
- Allison Frederick Harteis, EcoVillage resident and Montessori teacher would like to do child care in her home and supports the application.
- Carrie Bagwill, Frederick County Preschool Director, spoke in favor of the application.
- Maggie Scobie, EcoVillage resident and Treasurer, EcoVillage HOA, spoke in favor of the application.
- Brian Maslanka, EcoVillage resident, Board of Directors member, Common House committee member, presented a signed petition from community members supporting and endorsing a child care center in the EcoVillage community.

Ms. Austin moved, seconded by Mr. Klancher, that the Planning Commission forward ZOAM 2008-0002, Proposed Zoning Ordinance Amendment to Permit Child Care Home and Child Care Center as Rural Hamlet Permitted and Special Exception Uses to a Planning Commission Committee of the Whole worksession. (7-0-2, Brodrick, Keeney absent).

Staff Contact: Mark Stultz

PLANNING COMMISSION WORKSESSION (FOLLOWING PUBLIC HEARING)

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Sandra Chaloux, Dulles District; Gigi Robinson, Leesburg District; Helena Syska, Sterling District.

Commissioners Absent: Chris Brodrick, Potomac District; Michael Keeney, Sugarland Run District; Christeen Tolle, At Large.

Staff Present: John Merrithew, Assistant Director of Planning; Planners: Sophia Fisher, Stephen Gardner; Nancy Bryan, Recording Secretary.

1. ACTION SUMMARY REVIEW

The Action Summary of December 11, 2008 was approved as amended. (4-0-2-3, Klancher, Maio, Syska abstained; Brodrick, Keeney, Tolle absent).

The Action Summary of December 18, 2008 was approved. (5-0-1-3, Syska abstained; Brodrick, Keeney, Tolle absent).

2. DISCLOSURES

- a. Ms. Robinson spoke with Georgianna Pardoe on January 9, 2009 regarding the Cameron Chase Village Center application; met on January 13, 2009 with Mike Romeo regarding the Dulles Parkway Center Sign Plan application.
- b. Ms. Austin spoke with Georgianna Pardoe regarding the Cameron Chase Village Center application; met on January 13, 2009 with Mike Romeo regarding the Dulles Parkway Center Sign Plan application.
- c. Ms. Chaloux met with Mike Romeo regarding the Dulles Parkway Center Sign Plan and the Miller and Smith representatives; had several telephone conversations with Michael Banzhaf regarding the Herndon Recycling application, and also the Cameron Chase Village Center application; spoke with Lori Greenlief regarding the Equinix Data Center application.
- d. Mr. Klancher had several conversations with the applicant and a resident of Cameron Chase regarding the Cameron Chase Village Center application.
- e. Ms. Syska spoke with Michael Banzhaf regarding the Cameron Chase Village application.
- f. Ms. Maio spoke with Michael Banzhaf and Georgianna Pardoe regarding the Cameron Chase Village Center application; spoke with Mike Romeo regarding the Dulles Parkway Center Sign Plan.

3. ZMAP 2007-0011, SPEX 2007-0057, CAMERON CHASE VILLAGE CENTER

- Kevin Sitzman, Traffic Consultant, Wells & Associates, commented on the application.
- Georgianna Pardoe, Applicant Representative, Reed Smith, commented on the application.
- Michael Banzhaf, Applicant Representative, Reed Smith, commented on the application.
- Louis Rose, Cameron Chase HOA commented on the application, stating that the HOA disagrees with the applicant's request to reduce setbacks.

Mr. Klancher moved, seconded by Ms. Robinson, that the Planning Commission forward ZMAP 2007-0011, SPEX 2007-0057 Cameron Chase Village Center, to the Board of Supervisors with a recommendation of approval subject to the Draft Proffer Statement dated January 8, 2009, and as subsequently revised through January 15, 2009 in correspondence with County staff, and work with the attached Findings, and subject to the revisions discussed at the January 15, 2009 Planning Commission worksession. And I further move that the Planning Commission recommends that the Board of Supervisors consider proffer flexing or other financing methods to provide construction of the third westbound lane of Farmwell Road from Smith Switch Road to Ashburn Village Boulevard. (3-3-3, Austin, Chaloux, Syska opposed; Brodrick, Keeney, Tolle absent). *The motion failed.*

Mr. Klancher moved, seconded by Ms. Robinson, that the Planning Commission forward ZMAP 2007-0011, SPEX 2007-0057, Cameron Chase Village Center, to the Board of Supervisors with no recommendation. And further, that the Planning Commission forward the Draft Proffer Statement dated January 8, 2009 as revised through January 15, 2009 with the attached Findings. And further, that the Planning Commission recommends that the Board of Supervisors consider financing methods to provide construction of a third westbound lane of

Smith Switch Road and Ashburn Village Boulevard. (6-0-3, Brodrick, Keeney, Tolle absent).
Staff Contact: Sophia Fisher

4. ZMAP 2008-0013, SPEX 2008-0041, EQUINIX DATA CENTER

- Lori Greenlief, Applicant Representative, McGuire Woods, commented on the application.

Ms. Chaloux moved, seconded by Ms. Austin, that the Planning Commission forward ZMAP 2008-0013, Equinix Data Center to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated January 14, 2008 with the attached Findings for Approval and pending County Attorney approval. (6-0-3, Brodrick, Keeney, Tolle absent).

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2008-0041, Equinix Data Center to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated January 15, 2009, with the deletion of Condition #8, and with the attached Findings for Approval, removing #8, the traffic signal section of the Special Exception Conditions of Approval dated January 15, 2009 and replace that with the January 8, 2009 Equinix Response, Page A20 description of the agreed upon transportation improvement. In addition, the applicant would agree to do the traffic signal warrant study prior to site plan approval, subject to County Attorney approval. (6-0-3, Brodrick, Keeney, Tolle absent). *Staff Contact: Stephen Gardner*

5. STRATEGIC PLANNING DISCUSSION

The Commission received a spreadsheet consolidating their Strategic Planning comments, which included Board of Supervisors identified initiatives, Commissioner initiatives, and procedural and general policy comments by Commissioners.

Commissioners discussed prioritizing initiatives and procedural suggestions; which are achievable in the next year; and suggestions to the Board as the Board prepares its budget and work program.

The Strategic Planning discussion was forwarded to the February 5, 2009 Planning Commission worksession.